

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Bobby Gutierrez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 15, 2015 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. ELECTION OF PARLIAMENTARIAN, VICE-CHAIRPERSON AND CHAIRPERSON FOR 2015.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

5. CONSENT AGENDA.

- a. Approval of minutes from the **workshop** and **regular** meetings on December 4, 2014 and from the **special meeting** on December 18, 2014.
- b. **Final Plat FP14-22: Stonebrier Subdivision – Phase One**
Proposed Final Plat of Stonebrier Subdivision - Phase One, being 5.92 acres of land out of John Austin League, A-2, located at the west corner of F.M. 1179 and Riverstone Drive in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

6. REQUESTS RELATED TO 0.4812 ACRES OF LAND ADJOINING THE SOUTHWEST SIDE OF NAGLE STREET, ACROSS FROM ITS INTERSECTION WITH FOCH STREET AND CURRENTLY ADDRESSED AS 4336 AND 4400 NAGLE STREET IN BRYAN, BRAZOS COUNTY, TEXAS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to the planning variance to City Council).

a. Planning Variance [PV15-01](#): Red Dog Investments & Kyle Grant

A request for approval of a variance from the minimum 50-foot lot width generally required on lots in Residential District - 5000 (RD-5) zoning districts, to allow the creation of three new lots which are proposed to have lot widths of only 46.8 feet, 46.8 feet, and 49.48 feet, respectively. (M. Hilgemeier)

b. Replat [RP14-29](#): Revised Oak Terrace Addition – Block 4

Proposed Replat of Lots 2 and 3 in Block 4 of the Revised Oak Terrace Addition and a portion of and abandoned alley in Block 9A of the Highland Park Addition. (M. Hilgemeier) [Drawing](#)

7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit [CU14-16](#): J.C. Wall

A request for approval of a Conditional Use Permit, to allow a 9-unit multi-family residential development on property zoned South College - Business District (SC-B), specifically on 0.445 acres of vacant land at the south corner of South College Avenue and Watson Lane, being Lot 1 in Block 3 of the Watson Lane Townhome Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing 1](#), [Drawing 2](#)

b. Conditional Use Permit [CU14-17](#): Hidden Creek RV Resort, LLC

A request for approval of a Conditional Use Permit, to allow a proposed RV Park use (“Hidden Creek RV Resort”) on land zoned Agricultural – Open District (A-O), specifically on 4.31 acres of land out of Stephen F. Austin League #10 adjoining the southeast side of East State Highway 21, approximately 300 feet to 650 feet southwest from its intersection with Marino Road and currently addressed as 5780 and 5808 East State Highway 21 in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing 1](#), [Drawing 2](#)

8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning [RZ14-22](#): Miguel Nieto

A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 0.52 acres of land currently addressed as 2210 West State Highway 21 and adjoining the northwest side of West State Highway 21, north from its intersection with Carver Street, being a part of Lot 6 in the Park Heights Addition in Bryan, Brazos County, Texas. (M. Hilgemeier)

9. PROPOSALS TO AMEND THE CITY OF BRYAN COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval).

a. Comprehensive Plan Amendment [CPA14-04](#): City of Bryan

A proposal to amend the City of Bryan's Thoroughfare Plan in the area generally located south of Sandy Point Road and Texas State Highway 21 between Harvey Mitchell Parkway/Texas State Highway 2818, north of Raymond Stotzer Parkway / Texas State Highway 50 and east of the Brazos River. (R. Haynes) [Map](#)

10. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, February 5, 2015 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.